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GOVERNMENT OF PUNJAB
DIRECTORATE
Local Government Department
(Town Planning Wing)

NOTIFICATION

The 1st December, 2023

No. C.T.P.(LG)-2023/3443.– In exercise of: Powers conferred under section 192. (3) of Punjab Municipal Council Act, 1911 the Governor of Punjab is pleased to accord permission of Residential Town Planning Scheme in Municipal Council, Fazilka Hadbast No. 290 and 294 respectively having a total area of 80 Kanal, the layout plan of which is Drawing No. 01 Dated 20.03.2023 and its schedule of clauses adopted by Municipal Council, Fazilka vide Resolution No. 312 dated 29.09.2023. The permission is accorded subject to the following conditions;-

(1) The land owners shall leave out 35% or more of the total land falling is scheme area for the purpose of roads, parks and other common areas in accordance with the consent given by the land owners of Municipal Council, Fazilka. The land owners will be bound to leave out the above mentioned land without any compensation and shall not raise a claim compensation for the same before the Municipal Council, Fazilka or the Government;

(2) The land owners shall themselves carry out the development within the scheme and shall bear the complete cost and expenses of such development works. The land owners shall not make any claim for any compensation from the Municipal Council, Fazilka and the Government; and

(3) The land owners will be bound to observe the guidelines and laws issued by the Government from time to time while carrying out the development works and shall be bound to deposit the necessary fee and charges as per the directions issued by the government from time to time.

The area of this scheme has already been confirmed as un-built area vide Notification No. CTP (LG)-2023/733 Dated 16.03.2023.

ਸ਼ਡਿਊਲ ਆਫ ਕਲਾਜਿਜ

ਬਾਊਂਡਰੀਜ

ਉੱਤਰ – ਬਿੰਦੂ ਓ ਜ਼ੋ ਕਿ ਖਸਰਾ ਨੰਬਰ 114//11/2 ਦੀ ਉੱਤਰੀ ਪੱਛਮੀ ਸੀਮਾ ਤੋਂ 203 ਕਰਮਾਂ ਸੂਏ ਦੇ ਨਾਲ ਨਾਲ ਚਲਦੇ ਹੋਏ ਬਿੰਦੂ 'ਅ' ਤੱਕ ਜ਼ੋ ਕਿ ਖਸਰਾ ਨੰ:114//16/1/2 ਦਾ ਉਤਰੀ ਪੂਰਬੀ ਕੋਨਾਂ ਹੈ।

ਪੂਰਬ – ਬਿੰਦੂ ਅ ਜ਼ੋ ਕਿ ਖਸਰਾ ਨੰਬਰ 114//16/1/2 ਦੇ ਉਤਰ ਪੂਰਬ ਕੋਨਾ 'ਅ' ਤੋਂ ਸ਼ੁਰੂ ਹੰਦੇ ਹੋਏ ਦੱਖਣ ਨੂੰ ਜਾਂਦੇ

ਐਮ.ਆਰ.ਇੰਨਕਲੇਵ ਦੀ ਪੱਛਮੀ ਭੁਜ਼ਾ ਨਾਲ ਦੱਖਣ ਨੂੰ 103 ਕਰਮਾਂ ਚੱਲਦੇ ਹੋਏ ਖਸਰਾ ਨੰਬਰ 4//5/2 ਦੇ ਦੱਖਣ ਪੂਰਵੀ ਕੋਨਾ 'ਏ' ਤੱਕ ।

ਦੱਖਣ – ਬਿੰਦੂ 'ਏ' ਜ਼ੋ ਕਿ ਖਸਰਾ ਨੰਬਰ 4//5/2 ਦੇ ਬਿੰਦੂ 'ਏ' ਤੋਂ ਪੱਛਮ ਨੂੰ ਖਸਰਾ ਨੰਬਰ 4//5/2 ਦੀ ਦੱਖਣ ਭੁਜਾ ਨਾਲ ਪੱਛਮ ਨੂੰ 20 ਕਰਮਾਂ ਚਲਦੇ ਬਿੰਦੂ 'ਸ' ਤੱਕ, ਬਿੰਦੂ 'ਸ' ਤੋਂ ਖਸਰਾ ਨੰਬਰ 4//6/1 ਅਤੇ ਖਸਰਾ ਨੰਬਰ 4//6/2 ਦੀ ਪੂਰਵੀ ਬਾਹੀ ਨਾਲ ਦੱਖਣ ਨੂੰ 22 ਕਰਮਾ ਚੱਲਦੇ ਹੋਏ ਮਾਰਕ 'ਹ' ਤੱਕ, ਬਿੰਦੂ 'ਹ' ਖਸਰਾ ਨੰਬਰ 4//6/2 ਦੀ ਦੱਖਣੀ ਬਾਹੀ ਨਾਲ ਪੱਛਮ ਨੂੰ 20 ਕਰਮਾਂ ਚਲਦੇ ਹੋਏ ਖਸਰਾ ਨੰਬਰ 4//6/2 ਦੇ ਕੋਨੇ ਦੱਖਣੀ-ਪੱਛਮ ਕੋਨਾ ਬਿੰਦੂ 'ਕ' ਤੱਕ, ਬਿੰਦੂ 'ਕ' ਤੋਂ ਖਸਰਾ ਨੰਬਰ 4//6/2 ਦੀ ਪੱਛਮੀ ਬਾਹੀ ਦੇ ਨਾਲ ਉਤਰ ਨੂੰ 22 ਕਰਮਾਂ ਚਲਦੇ ਹੋਏ ਖਸਰਾ ਨੰਬਰ 4//6/1 ਦੇ ਉਤਰੀ ਪੱਛਮੀ ਬਿੰਦੂ 'ਖ' ਤੱਕ, ਬਿੰਦੂ 'ਖ' ਤੋਂ ਖਸਰਾ ਨੰਬਰ 116//4 ਦੀ ਦੱਖਣੀ ਬਾਹੀ ਨਾਲ ਪੱਛਮ ਨੂੰ 14 ਕਰਮਾਂ ਚਲਦੇ ਹੋਏ ਖਸਰਾ ਨੰਬਰ 4//7/2 ਉਤਰੀ ਪੂਰਵੀ ਬਿੰਦੂ 'ਗ' ਤੱਕ, ਬਿੰਦੂ 'ਗ' ਤੋਂ ਖਸਰਾ ਨੰਬਰ 4//7/2 ਦੀ ਬਾਹੀ ਨਾਲ ਪੱਛਮ ਨੂੰ 18 ਕਰਮਾਂ ਚੱਲਦੇ ਮੋਜਮ ਲਿੰਕ ਰੋਡ ਤੇ ਖਸਰਾ ਨੰਬਰ 4//7/2 ਦੇ ਪੂਰਵੀ ਪੱਛਮ ਬਿੰਦੂ 'ਘ' ਤੱਕ ।

ਪੱਛਮ – ਬਿੰਦੂ 'ਘ' ਜ਼ੋ ਕਿ 4//7/2 ਦੇ ਪੂਰਵੀ ਪੱਛਮੀ ਕੋਨੇ ਬਿੰਦੂ 'ਘ' ਤੋਂ ਪਿੰਡ ਮੋਜਮ ਰੋਡ ਦੇ ਨਾਲ-ਨਾਲ ਉੱਤਰ ਨੂੰ 187 ਕਰਮ ਚਲਦੇ ਹੋਏ ਖਸਰਾ ਨੰਬਰ 114//11/2 ਤੇ ਉਤਰ ਪੱਛਮ ਕੋਨੇ ਬਿੰਦੂ 'ਙ' ਤੱਕ, ਬਿੰਦੂ 'ਙ' ਤੋਂ 6 ਕਰਮਾਂ ਉੱਤਰ ਨੂੰ ਚਲਦੇ ਹੋਏ ਬਿੰਦੂ 'ਓ' ਤੱਕ ਜ਼ੋ ਕਿ ਸ਼ੁਰੂਆਤੀ ਬਿੰਦੂ ਹੈ।

ARRANGEMENT OF THE SCHEME

I.	Part-1	General.
II.	Part -11	Reservation and designation of Land Use.
III.	Part - 111	Building Restrictions and Development of Infrastructure.
IV.	DA – 1	TP Scheme Layout plan drawing No. 01 Dated 20.03.2023.

I. PART -1 GENERAL

A. EXTENT OF APPLICATION: The requirements of the schedule of clauses shall extend to the whole of the area of the scheme and shall be in addition to the requirements of any bye-laws and local Acts along with Building Byelaws of Municipal Council Fazilka or as amended from time to time which shall continue to apply to the area in so far as they do not conflict with and are not inconsistent with the requirements of the scheme, provided further that the Municipal Council with the prior approval of the Government may relax any of the provisions of this scheme on any ground.

B. INTERPRETATION AND DEFINITIONS: In this scheme where the context otherwise expressly provided, the following expressions have been assigned to them in addition to all the other definitions and terms contained in the Building Bye Laws of Municipal Council, Fazilka or amendment from time to time :-

i.	Abut	A building is said to abut on a street when the outer face of any of its external walls is on the street, road boundary.
ii.	Act	Means the Punjab Municipal Council Act, 1911.
iii.	Area	Means the scheme area as per the drawing No. 01 Dated 20.03.2023.
iv.	Architectural Control	Means control of horizontal / vertical projections from the walls of the building and to restrict the height on any site exposed to the view from the street / road approved by the Chief Town Planner.
v.	Area in relation to building	Means the superficial of horizontal section thereof made a plinth level inclusive of the external walls and of such portion of the party walls as being of the building.

vi.	Building line	Means a fixed line, if any specified for a site beyond which no building (except there relaxed in these clauses), within that site other than compound wall shall project.
vii.	Bye-law Local Act	Means byelaws/rule, legislation enactment's orders and regulations for the time being in force in the area.
viii.	Chief Town Planner	Means the Chief Town Planner, Local Government, Punjab, or any other officer to whom any of the powers of Chief Town Planner, Local Government may be delegated.
ix.	"Council"	Means the Municipal Council, Fazilka.
x.	Drawing	Means the T.P. Scheme Layout Plan Drawing No. 01 Dated 20.03.2023.
xi.	Public Purposes	Public purposes shall mean roads/streets, parks/open spaces including land reserved for putting up of building/ structure/ machinery for the purpose of operation and maintenance of water supply, sewerage and other services provided by the Municipal Council, Fazilka.
xii.	Layout Plan	Means a plan showing the streets, roads, public open spaces, parking areas, areas temporarily or permanently prohibited for building, no construction zone along scheme road, residential plots of different categories, existing built up area/buildings, commercial area, religious/public buildings, area under utilities and services like water works, electric substations etc. building setback lines and details of areas under different land uses including the saleable area etc.
xiii.	Plot	Means a parcel of land occupied or intended for occupancy by one main building together with its accessory buildings including the open spaces, having frontage upon a public street/streets or upon a private street/streets and enclosed by definite boundaries.
xiv.	Setback Line	Means a line usually parallel with the centre line of the road or street or to the boundary of the plot and laid down in each case by competent authority beyond which nothing except boundary wall can be constructed towards the road or the sidewalls.
xv.	Width of street	Means width as shown on the drawing and measured at right angles to the direction of street.
xvi.	Zoning Plan	Mean a plan showing the permitted use of land, site coverage, F.A.R. Height, set back and other restrictions on the development of land as may be prescribed therein for any part or whole of area covered by the scheme.
xvii.	Building	Means any building required for running of public utility municipal service such as water supply, drainage, fire station, water pumping and public toilets etc.
xviii.	Site coverage	Means the portion of site/area covered under building on the ground floor.

II. PART-II: RESERVATION AND DESIGNATION OF LAND USE

A. The whole of the area covered by scheme shall be developed for uses indicated in layout plan/zoning plan.

B. Land reserved for Public purposes i.e. roads/streets, open space, parks and pavements etc. shown in the layout plan shall be demarcated and laid out by the owner / owners as per specifications to the satisfaction of the Municipal Council.

C. Land reserved for Public purposes, in the layout plan shall remain in the possession of the Municipal Council. The use to which the remaining area or any part of it may be put shall be as shown in the layout Plan/Part layout plan and no land or any part of building constructed on it shall be used for any other purposes.

D. The owner/owners may dispose off saleable area as per approved layout plan after demarcation of plots for residential, commercial, institutional sites etc. as per approved layout plan.

E. No land in the area shall be used for any other purpose inconsistent with the scheme provided that the existing use of land may be continued till it is prohibited under the law or the rules made for this purpose.

III. PART:III –BUILDING RESTRICTIONS / REGULATIONS

A. TYPE OF BUILDING PERMITTED

i. On the land shown as streets, open spaces and parking spaces in the layout plan, only building operation necessary for conversion of such land in order to enable the land to be used for the purpose for which it is reserved shall be permitted.

ii. On the remaining land buildings which may be erected or re-erected shall be for uses as shown in the layout plan.

iii. No plot shall be of size less than that shown on the layout plan and or demarcation plan building control sheets and not more than one building unit, shall be erected on anyone plot but two or more complete plots may be combined for purpose of one building unit.

B. SITE COVERAGE, MINIMUM FRONT SET BACK, HEIGHT & FAR FOR RESIDENTIAL PLOTTED DEVELOPMENT

The proportion up to which a site may be covered with building including ancillary building along with F.A.R. control shall be in accordance with the following slabs, the remaining portion being left open in the form of minimum front set back, and open spaces around the building and space at rear, sides or internal court-yard:-

Sr. No.	Plot Area (Sq.Meter.)	Site Coverage (%)	Minimum front set back	Permissible Height	FAR
1	Up to 100	90%	As per sanctioned layout plan drawing 01 Dated 20.03.2023	15.00 M	1:2.00
2	Above 100 up to 150	90%			1:1.90
3	Above 150 up to 200	70%			1:1.75
4	Above 200 up to 300	65%			1:1.65
5	Above 300 up to 500	60%			1:1.50
6	Above 500 up to 1000	50%			1:1.50
7	Above 1000	40 %			1:1.25

(1) COMMERCIAL/INSTITUTIONAL

A. Construction on commercial sites shall be permitted in accordance with the building control sheets approved by Chief Town Planner.

B. In case of commercial building, where a part of the plot has been shown as arcade or verandah, such space shall be constructed in the form of an arcade or a verandah and the floor level of such arcade or verandah shall be as per the building control sheets and/or layout plan and it shall be left un-encroached, un-hindered permanently or temporarily so as to function as continuous covered corridor in front of each shop.

(2) DEVELOPMENT OF INFRASTRUCTURE

The owners of land shall remain bound by their voluntary undertaking in respect of leaving 35% or more of their total land for public streets/roads, parks, open spaces, public utility services and shall also carry out and bear the total cost of development to the satisfaction of Municipal Council, Fazilka.

(3) RELAXATION

The Municipal Council with the prior approval of the Government, at any time may relax any of the provisions of this schedule of clauses.

The lay out plan of the scheme can be seen in the office of Municipal Council, Fazilka and Chief Town Planner, Local Government Deptt., Punjab Municipal Bhawan, Sector 35-A, Chandigarh.

Chandigarh **SH. AJOY SHARMA, IAS**

The 24th November, 2023 Secretary, Local Govt. Deptt. Punjab.

2982/11-2023/Pb. Govt. Press, S.A.S. Nagar